

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

AUGUST 15, 2016

AGENDA PACKAGE

Piney-Z Community Development District
Severn Trent Services, Management Services Division
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 753-5841 • Fax: (954) 345-1292

August 8, 2016

Board of Supervisors
Piney-Z Community Development District

Dear Board Members:

On Monday, August 15, 2016 the Board of Supervisors of the Piney-Z Community Development District will hold a workshop at 3:30 p.m. followed by a regular meeting at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida. Following is the advance agenda for the workshop and meeting:

Workshop: 3:30 p.m.

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments**
- 4. Discussion of Rules of Procedure**
- 5. Adjournment**

Regular Meeting: 6:30 p.m.

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments**
- 4. Approval of the Minutes of the July 18, 2016 Workshop and Regular Meeting**
- 5. Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2017 and Levy of Non-Ad Valorem Maintenance Assessments**
 - A. Consideration of Resolution 2016-6 - Annual Appropriation and Adoption of the Budget
 - B. Consideration of Resolution 2016-7 - Levy of Non-Ad Valorem Maintenance Assessments
- 6. Acceptance of the July, 2016 Financial Statements and Approval of the Check Register and Invoices**
- 7. CDD Manager's Report**
 - A. Piney-Z CDD Amenities and Management (Fitness Center, Lodge, Pavilion, Playground, Pool, Grounds, Staffing and Administrative)
- 8. District Manager's Report**
 - A. Meeting Schedule for FY 2017
- 9. District Attorney's Report**
 - A. Discussion of Updating Rules of Procedure

Piney-Z CDD
August 8, 2016

10. Business Matters

- A. Discussion of Protocols for Lodge Event Complaints and Charging for Cleanup
- B. HOA Meeting Dates Request
- C. Security Upgrade Bids
- D. Review of Spending Requests to the end of FY 2016
- E. Severn Trent Services
- F. Holiday Pay for Ms. Parker
- G. Contract Renewal for Ms. Parker

11. Supervisor Requests

12. Adjournment

Any additional supporting materials we have received for the items listed above are enclosed. Others may be distributed under separate cover. The balance of the agenda is routine in nature. If you have any questions, please give me a call at (813) 991-1116, extension 105.

Sincerely,

Bob Nanni/ms
District Manager

cc: Christopher Lyon Bob Reid Melinda Parker

Fourth Order of Business

MINUTES OF WORKSHOP PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Piney-Z Community Development District was held on Monday, July 18, 2016 at 3:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present:

Cheryl Hudson
Richard Kessler
Michael Lee
Joe Didier
Ann Pincus
Bob Nanni
Melinda Parker
Residents

Chairman
Vice Chairman
Assistant Secretary (via phone)
Assistant Secretary
Assistant Secretary
District Manager/Secretary
CDD Manager

The following is a summary of the discussions at July 18, 2016 Piney-Z Community Development District Board of Supervisors Workshop.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hudson called the workshop to order and Mr. Nanni called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

**Access Control / Video
Surveillance - Presentation -
Vector Security**

FIFTH ORDER OF BUSINESS

Discussion of Proposed Budget for FY 2017

- Mr. Evans addressed the pool testing and cyanuric acid levels.
 - The pool was closed due to the cyanuric acid levels.
 - In the future Mr. Evans would like to place signage at the pool a week prior to adjusting the levels.

- Mr. Didier inquired if there is a way to handle this every so often removing a foot of water and replacing rather than draining half the pool?
 - Mr. Evans responded he has had some success with doing it incrementally.
 - They have discussed doing a cut-in prior to opening the pool for the season.
 - Mr. Lee inquired if this would be an issue if they converted to salt water.
 - Mr. Evans responded his current experience with salt water pools is minimal but he would say you would still have to turn water in a salt water pool.
 - Discussion followed on turning the water in the pool.
- Ms. Pincus noted there have been a lot of compliments on the pool and the area around the pool this year and thanked Mr. Evans.
- The pool chair lift is up and running after being down for three weeks.
 - Discussion followed on the chair cover and yearly replacement.
 - Discussion followed on the chair being left out in the rain versus always being covered.
- Mr. Didier inquired if there is an audible available for doors or gates and if Vector recommends them?
 - Mr. Grable responded no, for liability reasons.
- Mr. Evans reported for the irrigation everything that needs to be running is.
- Mr. Didier inquired if there are any recommendations for expanding zones or coverage.
 - Mr. Evans responded after the last conversation I did not think we wanted to do anymore than needed to keep the turf going.
- Discussion followed on a lightning strike and what can be done to prevent them.
 - The last strike hit the TV on the wall and the Comcast modem.
 - Mr. Grable noted on outdoor cameras they will install surge suppressors on each end of the line.
- Mr. Kirsten addressed trying to understand the budgeting processing noting each year significant changes are happening in the budget. He further noted repair and

- maintenance are not the same thing and addressed reserves and requested they do a reserve study.
- Mr. Didier noted he still thinks the best thing would be for Mr. Kirsten to meet with Ms. Parker and/or Mr. Nanni to ask the questions. He suggested Mr. Kirsten read the audit.
 - Mr. Nanni outlined Fund Balance, Operating Reserves and reserve accounts. He further noted they are following the method required in the State of Florida for auditing.
 - Discussion continued on the budget.
 - Mr. Lee noted he would like to talk about the meeting schedule and exploring discontinuing the STS contract at the end of the calendar year on December 31.
 - Discussion followed on the number of meetings.
 - Discussion followed on agenda packages and minutes being circulated earlier.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further, the workshop was adjourned.

**MINUTES OF MEETING
PINEY-Z
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Piney-Z Community Development District was held Monday, July 18, 2016 at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present and constituting a quorum were:

Cheryl Hudson	Chairperson
Richard Kessler	Vice Chairman
Michael Lee	Assistant Secretary
Joseph Didier	Assistant Secretary
Ann Pincus	Assistant Secretary

Also present were:

Bob Nanni	District Manager / Secretary
Chris Lyon	District Attorney
Melinda Parker	CDD Manager
Residents	

The following is a summary of the discussions and actions taken at the July 18, 2016 Piney-Z Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hudson called the meeting to order and Mr. Nanni called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

- Mr. Frank Cicone addressed the noise at the Lodge during rentals and trash being left outside.
 - Discussion followed with it being suggested they place an item on the next agenda for protocols for issues - what they want to do, what the response is going to be, who the resident should call and at the very least a penalty on the security deposit would be appropriate.

- Discussion continued on disturbances during events.
- Discussion followed on clean-up of the lawn area following an event.
- Discussion followed on security deposits with it being noted they are billed back for damage. A 15 to 30 minute cleanup is standard. It was suggested they should be charged for anything over 30 minutes.
- Mr. Lee stated put it on the agenda.
- Place the non-emergency police number on the website.
- Ms. Anne Parker addressed the noise at the Lodge during events and thanked the Board for looking into ways to address it.
- Discussion followed on contacting the police department for disturbances.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 6, 2016 and June 27, 2016 Workshops and Regular Meetings

Mr. Kessler MOVED to approve the June 6, 2016 and June 27, 2016 workshop and regular meeting minutes and Ms. Pincus seconded the motion.

- Ms. Pincus addressed the cancellation of the May meeting noting she would like to know who cancelled the meeting.

Ms. Pincus MOVED to ask the attorney who directed the meeting to be cancelled.

- Discussion continued regarding the May meeting cancellation.
- Discussion followed on transparency.

The June 6, 2016 and June 27, 2016 workshop and regular meeting minutes were approved with votes as follows:
Richard Kessler - Aye
Michael Lee - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

Ms. Pincus MOVED to ask the attorney who directed the May meeting to be cancelled. The motion died for lack of a second.

FIFTH ORDER OF BUSINESS

Acceptance of the June, 2016 Financial Statements and Approval of the Check Register and Invoices

On MOTION by Mr. Lee seconded by Mr. Didier, the June 2016 financial statements, check registers and invoices were approved with votes as follows:
Richard Kessler - Aye
Michael Lee - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

- Ms. Gerry Cashin inquired who made the call to cancel the meeting.
- Mr. Lee addressed prior attorney's advising that once a resident becomes a candidate, he/she should act as those they are already a supervisor in terms of the Sunshine Law and meeting with other supervisors, etcetera.
 - Discussion followed on candidates running unopposed.
 - Mr. Lyon outlined the Sunshine Law regarding candidates noting it does not apply to candidates for an office unless the candidate is an incumbent seat. The requirement of the Sunshine Law apply not only to covered boards or commissions but also to meetings with or attended by any person elected to such board or commission but has not yet taken office; thus members elect are subject to the Sunshine Law in the same manner as board members who are currently in office. He believes, as a candidate, the Sunshine Law would not apply but upon election and the time period between election and taking office it would apply.

SIXTH ORDER OF BUSINESS

CDD Manager's Report

A. Piney-Z CDD Amenities and Management (Fitness Center, Lodge, Pavilion, Playground, Pool, Grounds, Staffing and Administrative)

- Ms. Parker reviewed the CDD Manager Report and provided the following updates.
- Mr. Lee inquired about the issue with the pool.

- Ms. Parker outlined the issue with the cyanuric acid levels and the steps taken to correct.
- Ms. Pincus inquired if they have done anything to try to correct the shifted column?
 - Ms. Parker responded no.
- Ms. Parker addressed charging renters for key fobs.
 - Each address is provided one key fob and should be charged for any additional. Discussion followed.
- Mr. Didier inquired if the back steps have been rebuilt.
 - Ms. Parker responded they are trying to find green composite material.
 - Discussion followed on using a different color.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Discussion of Proposed Budget for FY 2017

- Mr. Nanni noted he has nothing to add or any changes unless the Board would like to change or add something.
- Mr. Lee provided a handout, a copy of which is incorporated hereby.
- Mr. Lee addressed the number of meetings and establishing a recurring timeline.
- Mr. Didier addressed the last meeting getting off the agenda topic and the motion regarding the number of meetings. Discussion followed.
- Mr. Didier noted for the record he has an issue with not receiving the agenda package seven days in advance.
- Discussion followed on the budget process.
- Mr. Lee returned to discussion of the meeting schedule noting he feels it is a move to restrict supervisor input. He is not asking to raise or change the assessment; he is asking that they consider the number of meetings.
- Ms. Hudson requested the record reflect Mr. Lee and Mr. Didier are against having only 12 meetings.
- Mr. Lee addressed cost savings:
 - Time to make a decision on Alan Cox Aquatics.
 - Time to sever the relationship with STS on December 31.

- Discussion followed with Mr. Lee noting he feels Ms. Parker can handle being the District Manager.
- This topic to be placed on the next agenda.
- Discussion followed on the services provided by Alan Cox Aquatics.
- Discussion returned to district management.

The record will reflect the Board took a brief recess.

B. Discussion of Updating Rules of Procedure

- Not addressed.

EIGHTH ORDER OF BUSINESS District Attorney's Report

- Mr. Lyon addressed Mr. Lee's request for the Sunshine Law refresher noting he will address it with handouts at the next meeting.
 - Mr. Lee noted he is not opposed to waiting until the September meeting.
 - It was suggested the Board of Supervisor candidates be invited to attend.
 - Mr. Lyon requested the Board send him any topics they would like him to address during the review.
- Ms. Hudson addressed the question that is being raised regarding who will legally own the amenities after the bonds are paid off.
 - Mr. Lyon stated the CDD. The bigger question is what happens to it if the CDD dissolves with the answer being they would revert to the City of Tallahassee.
 - Mr. Lee noted the city has already said they do not want them.

NINTH ORDER OF BUSINESS Business Matters

A. Consideration of Rick Evans Employment Contract

- Discussion followed on the term ratification.
- Mr. Didier addressed the employment contract noting he was not aware they were entering in to a contract or that one was being drafted. The motion was to extend an offer to Mr. Evans.
- Discussion followed on the employment contract.

Mr. Kessler MOVED to ratify Mr. Evans Employment Contract, as published, and Ms. Pincus seconded the motion.

- Mr. Didier noted his problem with the agreement is they have taken nothing they learned with Ms. Parker or Mr. Evans and added to the language of the contract changing the job description.
- Mr. Lee addressed whenever possible something should be brought up, clearly reviewed and discussed and then voted on at the next meeting; a first reading, second reading format.
- Discussion continued on the employment contract with Mr. Lyon noting in all fairness he can see how a reasonable person would think that the motion, second and vote was enough to do a contract. He would think if folks wanted to add things to his contract the time to have brought that up would have been at that meeting, during the motion when it was discussing adding hours and an increase in pay.
- Mr. Lee noted his point is in non-emergency situations trying to avoid doing anything of that nature in one meeting.

The prior motion was approved with votes as follows:

Richard Kessler - Aye

Michael Lee - Aye

Joseph Didier - Aye

Ann Pincus - Aye

Cheryl Hudson - Aye

- Ms. Hudson addressed holiday pay for Ms. Parker.
 - Mr. Lee stated put it on the agenda.
 - Discussion followed.
- **B. Discussion of Security Needs**
 - Mr. Lyon reported the Sunshine Law makes exempt and confidential Board meetings related to security of public buildings. If there is anything in the discussion that would talk about the security system and its logistics and locations he suggests they close the meeting, stop the recorder, stop the minutes and have the discussion and then reopen the meeting.
- **C. Consideration of VISA Credit Limit Increase**
 - Ms. Hudson noted the VISA is working very well with the exception of the credit limit.

- Discussion followed on the credit limit.
 - Mr. Nanni noted the bank requires a number before they will review it.

Mr. Lee MOVED to increase the VISA credit limit to \$20,000.

- Mr. Didier noted he does not think it needs to be that high.
- It was noted there is also a card for the Chair with a question being raised if the credit limit is per card or cumulative. *The credit limit is cumulative.*
 - Discussion returned to the credit limit.

Mr. Lee MOVED to amend the motion to increase the VISA credit limit to \$15,000 and Mr. Didier seconded the motion.

The prior motion was approved with votes as follows:

Richard Kessler - Nay
Michael Lee - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

On MOTION by Mr. Didier seconded by Mr. Kessler, second card in the Chair's name was approved with votes as follows:

Richard Kessler - Aye
Michael Lee - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

TENTH ORDER OF BUSINESS

Supervisor Requests

A. Delineation of the Board Liaison Position (Supervisor Kessler)

- Mr. Kessler addressed the Board Liaison Position and if it is something they want to continue.

Mr. Kessler MOVED to continue the Board Liaison Position if Ms. Pincus is interested in continuing to serve in that function and Ms. Pincus seconded the motion.

- Ms. Pincus noted she feels it is good to have the position as another set of eyes and ears for the community.
- Mr. Lee noted he does not like the role as it has been historically the Chair's role and he thinks it has been utilized to undermine the Chair and in the future it could still exist. If the Chair is not willing, able, capable or whatever to do the role then they need to reassign the Chair.
- Mr. Didier noted he had hoped Ms. Pincus would define the role as part of her responsibilities. One of the things that have been done and productive is the Chair takes on a role and helps to better it so someone could fulfill the role or learn from it. He does not think this has been done with the liaison role.
- Mr. Didier addressed issues with the Sunshine Law with Ms. Pincus, Ms. Cashin and Ms. Parker being in the office. He inquired what Ms. Parker thinks she needs help with?
 - Mr. Didier noted the position is already in place and does not need a vote to continue. He further noted they are not calling the position by the correct name.
- Mr. Lee suggested if they need the position, it should be a rotating position monthly or quarterly moving all the supervisors through it.

Mr. Kessler amended the motion to Amenities Staff Liaison

The prior motion was approved with votes as follows:
--

Richard Kessler - Aye

Michael Lee - Nay

Joseph Didier - Nay

Ann Pincus - Aye

Cheryl Hudson - Aye

- Mr. Lyon addressed the role and/or any supervisor in the office noting they need to be very careful with the Sunshine Law. If they are in the office and another supervisor calls in to Ms. Parker, walk out of the office, and do not read emails coming from other supervisors.
- B. Sunshine Law Refresher (Supervisor Lee)**
- To be placed on the September agenda.

C. Amenities Staff Liaison (Supervisor Didier)**D. Facility Rentals (Supervisor Didier)**

- Mr. Didier addressed issues he has heard about from residents such as a kid messing with the copier and another saw drinks being sat on it. He thinks they should move the copier back into the office.
 - Discussion followed on moving the copier.
 - The new copier will fit on top of the credenza and is in next year's budget.
- Mr. Didier addressed having rental information on the website - the rental forms and the pool waiver.
 - Ms. Parker noted the website is poorly done and she is trying to organize it. She has designed a complete reorganization of it so things can be found rather than being placed under one category.
 - Discussion continued on the website.
- Mr. Didier noted Ms. Parker is due for a review and it should be done next month.
- Mr. Lee addressed statements being taken personally and further addressed the need to make sure they are not criticizing or attacking someone personally.
- Discussion continued on a review and a process.
- Discussion returned to the website and forms being included.
- Discussion returned to a process for a review with Mr. Nanni suggesting the evaluation forms be filled out by the supervisors, returned to the District Manager, and compiled for review.
 - Mr. Lyon noted the best way would be for each supervisor to email their completed review form to Mr. Nanni to include in the agenda package, and then the Board can do with it what they will and make a decision.
 - Ms. Hudson inquired if she and Mr. Nanni can discuss them privately to compile an average.
 - Mr. Lyon responded yes or Mr. Nanni can do it.

Mr. Lyon reported they are going to temporarily close the meeting pursuant to Chapter 286.011 to discuss security plans for the District facilities. The meeting will be reopened at the end of the security discussion to then adjourn.

The record will reflect Mr. Kessler has left the meeting.

The meeting was temporarily closed.

The meeting was reopened.

- Discussion ensued regarding comments made.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Pincus MOVED to adjourn the meeting.
--

Ms. Hudson adjourned the meeting.

Bob Nanni
Secretary

Cheryl Hudson
Chairperson

Fifth Order of Business

PINEY-Z

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2017

Version 5 - Modified Tentative Budget:

(Printed 8/2/16)



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-5
Exhibit A - Allocation of Fund Balances	6
Budget Narrative	7-18
<u>DEBT SERVICE BUDGETS</u>	
Series 2002	
Summary of Revenues, Expenditures and Changes in Fund Balances	19
Amortization Schedule	20
Series 2008	
Summary of Revenues, Expenditures and Changes in Fund Balances	21
Amortization Schedule	22
Budget Narrative	23-24
<u>SUPPORTING BUDGET SCHEDULES</u>	
2016-2017 Comparision of Non-Ad Valorem Assessment Rates.....	25

Piney-Z

Community Development District

Operating Budget

Fiscal Year 2017

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2013	FY 2014	FY 2015	BUDGET FY 2016	THRU JUL-2016	AUG- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
REVENUES								
Interest - Investments	\$ 1,047	\$ 809	\$ 1,282	\$ 400	\$ 965	\$ 35	\$ 1,000	\$ 1,000
S/F Program Fees	-	391	-	-	-	-	-	-
Net Incr (Decr) In FMV-Invest	84	(84)	-	-	-	-	-	-
Interest - Tax Collector	32	-	28	-	-	-	-	-
Special Assmnts- Tax Collector	358,554	394,414	354,503	394,707	394,706	-	394,706	394,709
Special Assmnts- Discounts	(13,412)	(14,772)	(13,322)	(15,788)	(14,723)	-	(14,723)	(15,788)
Settlements	-	3,122	33,924	-	33,925	-	33,925	33,924
Other Miscellaneous Revenues	400	-	1,142	-	4,095	-	4,095	130
Access Cards	-	510	430	-	1,241	-	1,241	105
Pavilion Rental	-	400	400	800	240	160	400	800
Lodge Rental	-	15,275	11,222	10,000	8,775	1,225	10,000	13,000
Pool Rental	-	-	-	-	160	-	160	-
Amenities Revenue	16,563	-	-	-	-	-	-	-
TOTAL REVENUES	363,268	400,065	389,609	390,119	429,384	1,420	430,804	427,880

EXPENDITURES
Administrative

P/R-Board of Supervisors	7,800	12,000	15,400	22,000	14,200	3,200	17,400	12,000
FICA Taxes	597	918	1,178	1,683	1,086	245	1,331	918
ProfServ-Engineering	-	-	-	500	-	-	-	-
ProfServ-Legal Services	30,521	58,281	36,000	30,000	20,000	4,000	24,000	25,000
ProfServ-Mgmt Consulting Serv	49,275	54,275	54,275	54,275	45,229	9,046	54,275	54,275
ProfServ-Special Assessment	4,637	4,637	4,637	4,637	4,637	-	4,637	4,637
Auditing Services	3,400	3,000	3,000	3,150	3,150	-	3,150	3,150
Communication - Telephone	3	1	-	100	-	-	-	-
Postage and Freight	1,193	1,121	1,263	1,500	348	152	500	500
Insurance - General Liability	8,136	8,568	9,576	10,534	9,851	-	9,851	12,053
Printing and Binding	2,671	2,546	4,795	2,500	1,077	54	1,131	500
Legal Advertising	2,879	3,225	1,709	1,500	561	939	1,500	1,500
Miscellaneous Services	1,239	636	374	500	223	(23)	200	150
Misc-Assessment Collection Cost	10,360	11,389	10,235	11,841	11,399	-	11,399	11,841

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU JUL-2016	AUG- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
Misc-Contingency	1,175	783	600	500	-	500	500	550
Office Supplies	410	528	554	730	77	-	77	250
Annual District Filing Fee	175	175	175	175	175	-	175	175
Total Administrative	124,471	162,083	143,771	146,125	112,013	18,113	130,126	127,499
Field								
Contr-Landscape-Amenities Area	12,040	12,040	9,430	12,000	7,215	4,785	12,000	12,312
R&M-Trees and Trimming	-	-	-	3,000	585	-	585	3,000
Misc-Contingency	8,892	5,223	10,634	3,500	262	538	800	3,500
Total Field	20,932	17,263	20,064	18,500	8,062	5,323	13,385	18,812
Parks and Recreation - General								
Payroll-Salaries	100,636	116,176	48,204	-	-	-	-	-
Payroll-Maintenance	-	-	-	10,934	5,607	1,682	7,289	8,008
Payroll-Administrative	-	-	-	48,960	41,228	12,368	53,596	48,204
FICA Taxes	7,792	9,005	3,760	4,582	3,583	1,075	4,658	4,300
Pension Benefits	2,250	4,303	-	-	-	-	-	-
Life and Health Insurance	8,592	11,772	-	-	-	-	-	-
Workers' Compensation	4,247	4,257	4,928	5,421	2,616	-	2,616	2,878
ProfServ-Consultants	-	-	7,320	-	-	-	-	-
Contracts-Janitorial Services	-	-	-	6,760	2,500	800	3,300	2,834
Contracts-Security Services	2,813	5,885	4,903	6,596	3,557	812	4,369	4,202
Contracts-Fire Insp/Hood/Extinguishers	-	-	-	-	-	-	-	350
Contracts-Fire Insp Sprinkler System	-	-	-	-	-	-	-	300
Communication - Teleph - Field	1,821	2,291	1,031	100	-	100	100	100
Postage and Freight	494	812	104	1,300	-	500	500	500
Utility - General	24,792	16,661	13,269	14,000	12,241	2,448	14,689	15,218
Utility - Other	2,239	2,506	2,343	2,400	1,988	400	2,388	2,490
Electricity - Streetlighting	-	-	1,438	1,350	1,070	218	1,288	1,358
Utility - Irrigation	-	-	1,618	1,150	1,600	185	1,785	1,700
Utility - Refuse Removal	-	-	1,404	1,430	1,139	225	1,364	1,147
Dumpster Rental	-	-	-	-	-	-	-	312
R&M-General	24,643	24,091	12,815	9,000	2,664	6,336	9,000	7,250

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL	PROJECTED	TOTAL	ANNUAL BUDGET FY 2017
					THRU JUL-2016	AUG- SEP-2016	PROJECTED FY 2016	
R&M-Electrical	-	-	-	-	-	-	-	450
R&M-Pest Control	2,948	1,008	858	998	713	145	858	858
R&M-Fire Equipment	-	-	-	-	-	-	-	200
R&M-Flooring	-	-	-	-	-	-	-	1,236
R&M-Plumbing	-	-	-	-	-	-	-	600
R&M-Roof	-	-	-	-	-	-	-	270
R&M-Copier	-	-	-	-	-	-	-	420
Misc-Training	-	-	-	1,500	887	613	1,500	-
Misc-Contingency	6,610	6,448	10,068	1,500	49	1,451	1,500	3,750
Misc-Information Technology	-	-	3,523	1,140	167	54	221	750
Misc-Mileage Reimbursement	-	-	-	-	-	-	-	447
Office Supplies	4,482	6,501	5,087	3,600	1,067	213	1,280	1,800
Supplies - Cleaning and Paper	-	-	-	-	-	-	-	495
Subscriptions and Memberships	-	-	925	750	750	-	750	-
Impr. Sewer Connection	-	-	10,273	-	-	-	-	-
Non Capitalized New Equipment	-	-	-	-	-	-	-	2,497
Capital Outlay	23,799	4,683	25,005	20,000	5,869	-	5,869	-
Reserves-Lodge	-	-	-	-	-	-	-	3,525
Reserves-Parking Lots	-	-	-	-	-	-	-	7,000
Total Parks and Recreation - General	218,158	216,399	158,876	143,471	89,295	29,626	118,921	125,449
Swimming Pool								
Payroll-Lifeguards	-	-	23,429	24,163	11,196	10,504	21,700	21,353
Payroll-Maintenance	-	-	-	6,833	3,467	1,040	4,507	6,006
Payroll-Administrative	-	-	-	9,180	6,248	1,874	8,122	9,641
Payroll - Overtime	-	-	319	-	-	-	-	-
FICA Taxes	-	-	1,817	3,073	1,600	1,027	2,627	2,831
ProfServ-Pool Maintenance	4,800	4,800	5,500	6,000	5,000	1,000	6,000	6,000
Communication - Teleph - Field	-	-	862	100	147	-	147	100
R&M-General	-	-	2,556	1,750	1,009	741	1,750	1,450
R&M-Electrical	-	-	-	-	-	-	-	300
R&M-Pools	9,679	13,512	4,954	8,100	1,982	6,118	8,100	8,100

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL	PROJECTED	TOTAL	ANNUAL BUDGET FY 2017
					THRU JUL-2016	AUG- SEP-2016	PROJECTED FY 2016	
Misc-Licenses & Permits	-	-	-	250	275	-	275	275
Misc-Contingency	-	-	1,160	1,500	1,440	60	1,500	4,000
Op Supplies - Pool Chemicals	3,294	3,994	4,900	5,000	1,053	3,947	5,000	4,250
Non Capitalized New Equipment	-	-	-	-	-	-	-	6,000
Capital Outlay	-	-	-	3,500	4,273	-	4,273	-
Reserves-Pool Equipment	-	-	-	-	-	-	-	2,085
Reserves-Pool Filters	-	-	-	-	-	-	-	500
Reserves-Pool Pumps	-	-	-	-	-	-	-	1,800
Reserves-Pool	-	-	-	-	-	-	-	8,500
Total Swimming Pool	17,773	22,306	45,497	69,449	37,690	26,312	64,002	83,191
Fitness Center								
Payroll-Maintenance	-	-	1,096	2,734	1,659	498	2,157	4,004
Payroll-Administrative	-	-	-	1,530	930	279	1,209	3,214
FICA Taxes	-	-	84	326	198	59	257	552
Contracts-Janitorial	-	-	-	-	-	-	-	1,404
Contracts-Fitness Equipment	-	-	-	-	-	-	-	1,200
R&M-General	-	-	931	2,000	507	1,493	2,000	1,500
R&M-Electrical	-	-	-	-	-	-	-	300
R&M-Equipment	1,536	2,965	1,350	1,955	2,624	200	2,824	1,250
Misc-Contingency	-	-	-	1,200	-	1,200	1,200	1,500
Supplies - Cleaning and Paper	-	-	-	-	-	-	-	185
Non Capitalized New Equipment	-	-	-	-	-	-	-	10,629
Capital Outlay	-	-	19,131	5,500	4,993	507	5,500	-
Total Fitness Center	1,536	2,965	22,592	15,245	10,911	4,236	15,147	25,738

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUL-2016	PROJECTED AUG- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
Park & Grounds								
Payroll-Maintenance	-	-	5,794	6,833	12,488	3,746	16,234	22,022
Payroll-Administrative	-	-	-	1,530	1,440	432	1,872	3,213
FICA Taxes	-	-	443	640	1,065	320	1,385	1,930
Contracts-Janitorial	-	-	-	-	-	-	-	962
R&M-General	-	-	2,697	1,750	538	1,212	1,750	1,355
R&M-Backflow Inspections	-	-	-	-	-	-	-	255
R&M-Electrical	-	-	-	-	-	-	-	250
R&M-Irrigation	-	-	-	-	-	-	-	300
Misc-Contingency	-	-	7,316	3,500	2,087	1,413	3,500	4,000
Supplies - Cleaning and Paper	-	-	-	-	-	-	-	150
Non Capitalized New Equipment	-	-	-	-	-	-	-	3,600
Capital Outlay	-	-	430	7,000	279	6,721	7,000	-
Reserves-Park	-	-	-	-	-	-	-	500
Total Park & Grounds	-	-	16,680	21,253	17,897	13,844	31,742	38,537
Reserves								
Reserve - CDD Amenity	-	-	-	10,000	-	-	-	8,654
Total Reserves	-	-	-	10,000	-	-	-	8,654
TOTAL EXPENDITURES & RESERVE:	382,870	421,016	407,480	424,043	275,869	97,453	373,321	427,880
Excess (deficiency) of revenues								
Over (under) expenditures	(19,602)	(20,951)	(17,871)	(33,924)	153,515	(96,033)	57,483	-
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	(33,924)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	(33,924)	-	-	-	-
Net change in fund balance	(19,602)	(20,951)	(17,871)	(33,924)	153,515	(96,033)	57,483	-
FUND BALANCE, BEGINNING	202,708	183,106	162,155	144,284	144,284	-	144,284	201,767
FUND BALANCE, ENDING	\$ 183,106	\$ 162,155	\$ 144,284	\$ 110,360	\$ 297,799	\$ (96,033)	\$ 201,767	\$ 201,767

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2017	\$ 201,767
Net Change in Fund Balance - Fiscal Year 2017	-
Unearned Settlement (2)	16,961
Reserves - Fiscal Year 2017 Additions	32,564
Total Funds Available (Estimated) - 9/30/2017	251,292

ALLOCATION OF AVAILABLE FUNDS
Assigned Fund Balance

Operating Reserve - Operating Capital \$ 98,829 ⁽¹⁾

Reserves - CDD Amenity

FY 2012 Contribution CDD Amenity	\$ 3,351	
FY 2013 Contribution CDD Amenity	10,000	
FY 2014 Contribution CDD Amenity	32,805	
FY 2015 Contribution CDD Amenity	10,000	
FY 2016 Contribution CDD Amenity	10,000	<u>\$ 66,156</u>

Proposed Contribution FY 2017

Reserves-Lodge	3,525	
Reserves-Parking Lots	7,000	
Reserves-Pool Equipment	2,085	
Reserves-Pool Filters	500	
Reserves-Pool Pumps	1,800	
Reserves-Pool	8,500	
Reserves-Park	500	
Reserve - CDD Amenity	8,654	<u>\$ 32,564</u>

Reserves - Other

FY 2018 Settlement (2)	8,481	
FY 2019 Settlement (2)	8,481	<u>\$ 16,961</u>
	Subtotal	<u>\$ 214,510</u>

Total Allocation of Available Funds	\$	214,510
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Total Unassigned (undesignated) Cash	\$	36,781
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Notes - (1) Represents approximately 3 months of operating expenditures net of reserves.

Notes - (2) Represents the last 2 years of the settlement money, put on the schedule for tracking only, since the funds are not available yet.

Budget Narrative

Fiscal Year 2017

REVENUES**Interest - Investments (366101-3000)**

The District will have all excess funds invested with financial institutions which are qualified as public depositories prior to deposit of public monies under Chapters 218 and 280, Florida Statutes. The budget is based upon the estimated average balance of funds available during the Fiscal Year.

Special Assessments - Tax Collector (363010-3000)

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments - Discounts (363090-3000)

The Special Assessment discount for early payment is calculated at 4% of the Non-Ad Valorem assessments.

Settlements (369300-3000)

This is to account for the FY 2017 portion of the Piney-Z Land settlement.

Access Cards (369941-3000)

This is to account for revenue for access cards purchases.

Pavilion Rental (369942-3000)

This is to account for revenue for renting the pavilion to residents, property owners or pass holders for private functions or parties.

Lodge Rental (369943-3000)

This is to account for revenue for renting the lodge to residents, property owners or pass holders for private functions or parties.

Miscellaneous Revenues (369900-3000)

This is to account for Leon Country Supervisor of elections.

Budget Narrative

Fiscal Year 2017

EXPENDITURES**Expenditures - Administrative****Payroll - Board of Supervisors (511001-51101)**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting and workshop at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending and receiving compensation for all of the meetings and all of the workshops.

FICA Taxes (521001-51101)

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services - Legal Services (531023-51401)

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for meetings, review of operating and maintenance contracts, requests for proposals, etc.

Professional Services - Management Consulting Services (531027-51201)

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. The fees are related to the current contracted fees in the Management Agreement including record storage and Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Severn Trent in accordance with the management contract.

Professional Services - Special Assessment (531038-51301)

Administrative costs to prepare the District's Special Assessment Roll, certify the roll to the County and provide estoppel services on request.

Auditing Services (532002-51301)

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted fee is based on the engagement letter.

Postage & Freight (541006-51301)

Mailing and courier services costs for agenda packages, correspondence, bill payments, mailed notices, etc.

Insurance - General Liability (545002-51301)

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Trust (FMIT). FMIT specializes in providing insurance coverage to governmental agencies. Currently, General Liability premium is \$5,300 and the Property Insurance premium is \$4,276. The budget is based on this year's premium plus 10% anticipated cost increase.

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2017

Expenditures – Administrative (continued)

Printing & Binding (547001-51301)

Printing and binding agenda packages for board meetings, printing of computerized checks, stationery, envelopes, etc.

Legal Advertising (548002-51301)

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Miscellaneous Services (549001-51301)

Bank charges and any other miscellaneous administrative expenses that may be incurred during the year.

Misc. - Assessment Collection Cost (549070-51301)

The District reimburses the Leon County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 3% on the amount of special assessments collected and remitted, whichever is greater. The FY2016 budget for collection costs is based on a maximum of 3% of the anticipated assessment collections.

Misc. - Contingency (549900-51301)

Provides funds for administrative expenditures that may not have been anticipated in the budget.

Office Supplies (551002-51301)

Miscellaneous office supplies.

Annual District Filing Fees (554007-51301)

The District is required to pay an annual filing fee of \$175 to the Department of Economic Opportunity.

Expenditures - Field

This Department accounts for the costs associated with the exterior maintenance and upkeep of the District's amenities.

Contracts - Landscape – Amenities Area (534053-53901)

Contract to provide landscaping and maintenance services for the “amenities” area within the District.

Budget Narrative
Fiscal Year 2017**Expenditures – Field (continued)****R&M – Trees and Trimming (546099-53901)**

To provide funds for tree trimming (tree removal, dead limb trimming, etc.) services for the “amenities” area within the District.

Misc. - Contingency (549900-53901)

Includes necessary services and repairs which fall outside those specified in the landscaping contract. Examples include extra plantings, sod, wood mulch applications, irrigation repairs, asphalt repairs (pot holes) in parking lot, additional walkway stones, application of chemicals for poison ivy, ants, etc.

Expenditures - Parks and Recreation - General

This department includes on-site administrative costs of the District as well as those associated with the maintenance, repair and replacement of equipment, and enhancements associated with the lodge (including the office, restrooms and second floor) and the garage.

Payroll - Maintenance (512006-57201)

Compensation of one part time Buildings and Grounds Manager (40%).

Payroll - Administrative (512009-57201)

Compensation of one full time CDD Manager (80%).

FICA Taxes (521001-57201)

Represents the cost for payroll tax for salaries above.

Workers' Compensation (525001-57201)

The District's policy is currently with Florida Municipal Insurance Trust. The budget is based on this year's premium plus 10% anticipated cost increase.

Contracts - Janitorial Services (534026-57201)

Quality Flooring, which does twice a week cleaning in the lodge and of the pavilion bathrooms.

Contracts - Security Services (534037-57201)

Annual monitoring (billed quarterly by Sonitrol) of the lodge (office, garage and fitness center). Also included are costs associated with the key fob system (utilized for fitness center, pool and side garage door access) to control and monitor entry. Additional costs included herein are the purchase of key fobs, and any repairs, maintenance or replacement of the security cameras, DVR and television.

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2017

Expenditures – Parks and Recreation - General (continued)

Contracts - Fire Inspection (534160-57201)

Represents inspection of fire suppression hood in the kitchen, as well as the several extinguishers around the property.

Contract - Fire Inspection Sprinkler System (534165-57201)

Represents the inspection of the fire line as well as the sprinkler system in the garage.

Communication - Telephone-Field (541005-57201)

Purchase of TracFone for use by Buildings and Grounds Manager.

Postage and Freight (541006-57201)

Represents funds for single mailer

Utility - General (543001-57201)

Represents the cost associated with City of Tallahassee Utility charges for electricity, stormwater fees, fire service fees, water and sewer service for the District.

Utility - Other (543004-57201)

The budget includes Comcast for telephone, internet and television service in the lodge (including the fitness center).

Electricity - Streetlighting (543013-57201)

This represents the cost of City of Tallahassee Utility for electricity for the District's streetlights.

Utility - Irrigation (543014-57201)

This represents the cost of City of Tallahassee Utility charges for irrigation water usage for the District.

Utility - Refuse Removal (543020-57201)

Represents the cost associated with collecting dumpster by the City of Tallahassee Utility at Piney-Z Lodge.

Dumpster Rental (544027-57201)

Represents the cost associated with Marpan for dumpster rent at Piney-Z Lodge.

R&M - General (546001-57201)

Represents locks and keys, repair of kitchen cabinets, bathroom mirrors and countertops, doors, replacement of office and garage blinds, necessary tools, meeting signs

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2017

Expenditures – Parks and Recreation - General (continued)

R&M – Electrical (546020-57201)

Includes batteries, bulbs, sensors, cords, outside vendor if required

R&M - Pest Control (546070-57201)

Cost of annual termite inspection, and quarterly treatment of the lodge (including the fitness center) and the pavilion.

R&M - Fire Equipment (546230-57201)

Represents repairs to exit lighting, ect.

R&M - Flooring (546240-57201)

Represents cleaning and waxing of the wood flooring on ground floor of lodge

R&M - Plumbing (546250-57201)

Represents flappers, strainers, toilet seats, outside vendor if required

R&M - Roof (546164-57201)

Represents roof blowing tree times annually

R&M - Copier (546260-57201)

Represents maintenance of the new copier.

Misc. - Contingency (549900-57201)

This provides funds for on-site operating expenditures that may not have been anticipated in the budget.

Misc. - Information Technology (549942-57201)

This expense provides funds for any technology expenses for IT support and website maintenance.

Misc - Mileage Reimbursement (549951-57201)

Reimbursement of mileage expenses.

Budget Narrative

Fiscal Year 2017

Expenditures – Parks and Recreation - General (continued)**Office Supplies (551002-57201)**

Costs associated with operations of the CDD Manager's office, including copier and computer paper, computer ink and software, anti-virus renewal, file folders, card stock for forms, notebooks, envelopes, pens, pencils, name plates for board members, computers and printers, etc.

Supplies - Cleaning and Paper (551083-57201)

Represents supplies for cleaning material and paper towels.

Non Capitalized New Equipment (564120-57201)

Funds anticipated and unanticipated projects. Three compartment kitchen sinks and Canon ImageRunner copier.

Reserves - Roof (568142-57201)

Funds to clean roof for next 4 years

Reserves - Floor (568188-57201)

Funds to sand and stain wood floor for the next 4 years

Reserves – Parking Lots (568...-57201)

Funds to replace asphalt of road for the next 4 years.

Expenditures – Swimming Pool

This department includes costs associated with staffing, supplies, maintenance and repairs of the swimming pool and the associated deck, fence, gates, shed and related equipment.

Payroll - Lifeguard (512005-57205)

Compensation of lifeguards (\$9.00 per hour),

Payroll - Maintenance (512006-57205)

Compensation of one part-time Buildings and Grounds Manager (25%).

Budget Narrative

Fiscal Year 2017

Expenditures – Swimming Pool (continued)**Payroll - Administrative (512009-57205)**

Compensation of one full time CDD Manager (15%).

FICA Taxes (521001-57205)

Represents the cost for payroll tax for the Buildings and Grounds Manager and the seasonal lifeguards.

Professional Services - Pool Maintenance (531034-57205)

Services provided by Alan Cox Aquatics, to include one weekly visit, year-round, to clean the pool, training and placement of lifeguards at the pool, coordinating with the CDD Manager on the selection and supervision of lifeguards, coordinating with the CDD Manager lifeguard staff meetings, scheduling lifeguard work hours, guarding and maintaining pool during swim season and performing minor maintenance repairs to the pool.

Communication - Telephone-Field (541005-57205)

TracFone for lifeguard station.

R&M - General (546001-57205)

Represents repair of deck furniture, umbrellas, front and rear gates, locks on gates

R&M - Electrical (546020-57205)

Represents batteries, bulbs, sensors, cords, outside vendor if required.

R&M - Pools (546074-57205)

Repair of the pool and pool equipment, including pumps, chlorinator, pipes, problems with deck, tiles, on-deck showers, deck furniture, etc.

Misc. - License & Permits (549066-57205)

Leon County Health Department pool license (expires annually on June 30).

Misc. - Contingency (549900-57205)

Unanticipated operating expenses, including replacement of any equipment excluding deck furniture, the cost of which is budgeted below.

Operating Supplies - Pool Chemicals (552009-57205)

Pool chemicals, bleach and test kits, as well as safety equipment including rescue rings and tubes, defibrillator batteries, electro-pads, respirator for chemical application, etc.

Budget Narrative

Fiscal Year 2017

Expenditures – Swimming Pool (continued)**Non Capitalized New Equipment (564120-57205)**

Replacement of deck furniture and other unanticipated capital needs.

Reserves - Pool Equipment

Funds for Dolphin replacement (2 years), Chlorinator replacement (4 years), safety equipment replacement (2) years.

Reserves - Pool Filters

Funds for re-sanding of 4 filters (2 years).

Reserves - Pool Pumps

Funds replacement of 3 pumps (2 years).

Reserves - Pool

Funds for pool shell repair (8 years).

Expenditures – Fitness Center*This department includes costs associated with the maintenance, repair and supplies required in the fitness center.***Payroll - Maintenance (512006-57214)**

Compensation of one part time Buildings and Grounds Manager (10%).

Payroll - Administrative (512009-57214)

Compensation of one full time CDD Manager (2.5%).

FICA Taxes (521001-57214)

Represents the cost for payroll tax for one part time Buildings and Grounds Manager.

Contracts - Janitorial Services (534026-57214)

Quality Flooring, which does twice a week cleaning in the pool and of the bathrooms.

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2017

Expenditures – Fitness Center (Continued)

Contracts - Fitness Equipment

Monthly preventative maintenance contract with FitnessPro.

R&M - General (546001-57214)

Represents repair of carpet, mirrors, doors, fans, remotes.

R&M - Electrical (546020-57214)

Includes batteries, bulbs, sensors, cords, outside vendor if required

R&M - Equipment (546022-57214)

Any repairs (including parts and Labor) required to keep all equipment fully operational.

Misc. - Contingency (549900-57214)

Unanticipated operating expenses.

Supplies - Cleaning and Paper (552083-57214)

Represents supplies for cleaning material and paper towels.

Non Capitalized New Equipment (564000-57214)

Purchase of new equipment to includes a treadmill and a HVAC upon service records and age.

Expenditures – Parks & Grounds

This department includes general maintenance, repair and supplies required for the upkeep of the Rosemary White Playground and Gazebo Park (including picnic tables, trash cans, benches, grills and playground equipment), as well as of the pavilion (including restrooms) and the picnic grounds located between the lodge and the swimming pool.

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2017

Expenditures – Parks & Grounds (continued)

Payroll - Maintenance (512006-57240)

Compensation of one part time Buildings and Grounds Manager (25%).

Payroll - Administrative (512009-57240)

Compensation of one full time CDD Manager (2.5%).

FICA Taxes (521001-57240)

This represents the cost for payroll tax for one part time Buildings and Grounds Manager.

Contracts - Janitorial Services (534026-57214)

Quality Flooring, which does twice a week cleaning the gazebos.

R&M - General (546001-57240)

Represents repair of slides, swings, picnic table, gazebos.

R&M - Backflow Inspections (546459-57214)

Represents the inspections of the backflows from the water/waste lines.

R&M - Electrical (564020-57214)

Includes batteries, bulbs, sensors, cords, outside vendor if required.

R&M - Irrigation (546041-57214)

Represents repairs to the irrigation system.

Misc. - Contingency (549900-57214)

This provides funds for Park & Grounds operating expenditures that may not have been anticipated in the budget.

Supplies - Cleaning and Paper (552083-57214)

Represents supplies for cleaning material and paper towels.

Non Capitalized New Equipment (564120-57214)

Represents composite picnic tables for playground and seven fans for pavilion.

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2017

Expenditures – Parks & Grounds (continued)

Reserves - Parks (568120-57214)

Funds to replace gutters for the next 4 years.

Expenditures – Reserves

Reserves - CDD Amenities (568044-58100)

Unanticipated future repairs and maintenance of the District's amenities.

Piney-Z

Community Development District

Debt Service Budgets

Fiscal Year 2017

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUL-2016	PROJECTED AUG- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
REVENUES								
Interest - Investments	\$ 59	\$ 63	\$ 59	\$ 50	\$ 75	\$ 5	\$ 80	\$ 50
Special Assmnts- Tax Collector	79,195	81,881	79,355	56,000	55,903	-	55,903	55,899
Special Assmnts- Prepayment	-	861	-	-	-	-	-	-
Special Assmnts- Discounts	(2,962)	(3,067)	(2,982)	(2,240)	(2,085)	-	(2,085)	(2,236)
TOTAL REVENUES	76,292	79,738	76,432	53,810	53,893	5	53,898	53,713
EXPENDITURES								
<i>Administrative</i>								
ProfServ-Trustee Fees	2,694	2,694	3,502	3,502	3,098	-	3,098	3,502
Misc-Assessmnt Collection Cost	2,288	2,364	2,291	1,680	1,615	-	1,615	1,677
Total Administrative	4,982	5,058	5,793	5,182	4,713	-	4,713	5,179
<i>Debt Service</i>								
Principal Debt Retirement	50,000	55,000	55,000	60,000	60,000	-	60,000	65,000
Principal Prepayments	-	-	5,000	-	-	-	-	-
Interest Expense	21,000	18,500	15,625	12,750	12,750	-	12,750	9,750
Total Debt Service	71,000	73,500	75,625	72,750	72,750	-	72,750	74,750
TOTAL EXPENDITURES	75,982	78,558	81,418	77,932	77,463	-	77,463	79,929
Excess (deficiency) of revenues								
Over (under) expenditures	310	1,180	(4,986)	(24,122)	(23,570)	5	(23,565)	(26,216)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	(24,122)	-	-	-	(26,216)
TOTAL OTHER SOURCES (USES)	-	-	-	(24,122)	-	-	-	(26,216)
Net change in fund balance	310	1,180	(4,986)	(24,122)	(23,570)	5	(23,565)	(26,216)
FUND BALANCE, BEGINNING	98,368	98,678	99,858	94,872	94,872	-	94,872	71,307
FUND BALANCE, ENDING	\$ 98,678	\$ 99,858	\$ 94,872	\$ 70,750	\$ 71,302	\$ 5	\$ 71,307	\$ 45,091

SERIES 2002 CAPITAL IMPROVEMENT REVENUE BONDS

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/16	\$195,000	5.00%		\$4,875	
05/01/17	\$195,000	5.00%	\$65,000	\$4,875	\$74,750
11/01/17	\$130,000	5.00%		\$3,250	
05/01/18	\$130,000	5.00%	\$65,000	\$3,250	\$71,500
11/01/18	\$65,000	5.00%		\$1,625	
05/01/19	\$65,000	5.00%	\$65,000	\$1,625	\$68,250
Total			\$195,000	\$19,500	\$214,500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUL-2016	PROJECTED AUG- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
REVENUES								
Interest - Investments	\$ 109	\$ 111	\$ 97	\$ 50	\$ 152	\$ 28	\$ 180	\$ 100
Special Assmnts- Tax Collector	227,306	227,306	214,130	214,130	214,130	-	214,130	214,130
Special Assmnts- Prepayment	-	54,490	-	-	-	-	-	-
Special Assmnts- Discounts	(8,503)	(8,513)	(8,047)	(8,565)	(7,987)	-	(7,987)	(8,565)
TOTAL REVENUES	218,912	273,394	206,180	205,615	206,295	28	206,323	205,665
EXPENDITURES								
<i>Administrative</i>								
ProfServ-Dissemination Agent	1,000	1,000	1,000	1,000	1,000	-	1,000	1,000
ProfServ-Trustee Fees	3,763	3,771	4,903	4,903	4,337	-	4,337	4,400
Misc-Assessmnt Collection Cost	6,567	6,564	6,182	6,424	6,184	-	6,184	6,424
Total Administrative	11,330	11,335	12,085	12,327	11,521	-	11,521	11,824
<i>Debt Service</i>								
Principal Debt Retirement	160,000	165,000	170,000	180,000	180,000	-	180,000	175,000
Principal Prepayments	-	-	55,000	-	-	-	-	-
Interest Expense	52,138	46,138	38,781	30,388	30,388	-	30,388	22,738
Total Debt Service	212,138	211,138	263,781	210,388	210,388	-	210,388	197,738
TOTAL EXPENDITURES	223,468	222,473	275,866	222,715	221,909	-	221,909	209,562
Excess (deficiency) of revenues								
Over (under) expenditures	(4,556)	50,921	(69,686)	(17,100)	(15,614)	28	(15,586)	(3,897)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	(17,100)	-	-	-	(3,897)
TOTAL OTHER SOURCES (USES)	-	-	-	(17,100)	-	-	-	(3,897)
Net change in fund balance	(4,556)	50,921	(69,686)	(17,100)	(15,614)	28	(15,586)	(3,897)
FUND BALANCE, BEGINNING	166,553	161,997	212,918	143,232	143,232	-	143,232	127,646
FUND BALANCE, ENDING	\$ 161,997	\$ 212,918	\$ 143,232	\$ 126,132	\$ 127,618	\$ 28	\$ 127,646	\$ 123,749

SERIES 2008 CAPITAL IMPROVEMENT REVENUE BONDS

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/16	\$535,000	4.25%		\$11,369	
05/01/17	\$535,000	4.25%	\$175,000	\$11,369	\$197,738
11/01/17	\$360,000	4.25%		\$7,650	
05/01/18	\$360,000	4.25%	\$175,000	\$7,650	\$190,300
11/01/18	\$185,000	4.25%		\$3,931	
05/01/19	\$185,000	4.25%	\$185,000	\$3,931	\$192,863
Total			\$535,000	\$45,900	\$580,900

Budget Narrative

Fiscal Year 2017

REVENUES**Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

Special Assessments - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the Non-Ad Valorem assessments.

EXPENDITURES**Expenditures - Administrative****Professional Services - Trustee**

The District issued the 2002 Series and Series 2008 Capital Improvement Revenue Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Misc. - Assessment Collection Cost

The District reimburses the Leon County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 3% on the amount of special assessments collected and remitted, whichever is greater. The FY2017 budget for collection costs is based on a maximum of 3% of the anticipated assessment collections.

Budget Narrative

Fiscal Year 2017

Expenditures – Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Piney-Z

Community Development District

Supporting Budget Schedules

Fiscal Year 2017

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2017 vs Fiscal Year 2016
Assess at a Reduced Rate to Eliminate Refund Due to Owners for Series 2002 Bonds**

Assessments Per Unit													
LOT SIZE	# OF UNITS	General Fund			Debt Service Series 2008			Debt Service Series 2002 (Amenity)			Total		
		FY2017	FY2016	Percent Change	FY2017	FY2016	Percent Change	FY2017	FY2016	Percent Change	FY2017	FY2016	Percent Change
36	28	\$522.79	\$522.79	0.00%	\$196.00	\$196.00	0.00%	\$47.90	\$47.90	0.00%	\$766.69	\$766.69	0.00%
40	104	\$522.79	\$522.79	0.00%	\$217.78	\$217.78	0.00%	\$53.75	\$53.75	0.00%	\$794.32	\$794.32	0.00%
50	291	\$522.79	\$522.79	0.00%	\$298.85	\$298.85	0.00%	\$66.53	\$66.53	0.00%	\$888.17	\$888.17	0.00%
60	62	\$522.79	\$522.79	0.00%	\$298.85	\$298.85	0.00%	\$79.83	\$79.83	0.00%	\$901.47	\$901.47	0.00%
75	183	\$522.79	\$522.79	0.00%	\$408.34	\$408.34	0.00%	\$99.79	\$99.79	0.00%	\$1,030.92	\$1,030.92	0.00%
90	67	\$522.79	\$522.79	0.00%	\$490.00	\$490.00	0.00%	\$123.61	\$123.61	0.00%	\$1,136.40	\$1,136.40	0.00%
65	8	\$522.79	\$522.79	0.00%	\$304.90	\$304.90	0.00%	\$0.00	\$0.00	n/a	\$827.69	\$827.69	0.00%
50 gar	12	\$522.79	\$522.79	0.00%	\$304.90	\$304.90	0.00%	\$9.08	\$9.08	0.00%	\$836.77	\$836.77	0.00%
	755												

5A.

RESOLUTION 2016-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE PINEY-Z COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2016, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Piney-Z Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 15, 2016 as the date for a public hearing, and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board adopt by resolution a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget that projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINEY-Z COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Budget

- a. That the Board of Supervisors has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves the Proposed Budget as amended, as shown in Section 2 below.
- b. That the Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board after the public hearing, is hereby adopted in accordance with the

provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2016 and/or revised projections for Fiscal Year 2017.

- c. That the adopted budget, as amended, shall be maintained in the Office of the District Manager and the District’s Records Office and identified as “The Budget for Piney-Z Community Development District for the Fiscal Year Ending September 30, 2017, as Adopted by the Board of Supervisors on August 15, 2016.”

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Piney-Z Community Development District, for the fiscal year beginning October 1, 2016, and ending September 30, 2017, the sum of \$_____to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
2002 SERIES DEBT SERVICE FUND	\$_____
2008 SERIES DEBT SERVICE FUND	\$_____
TOTAL ALL FUNDS	\$_____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed \$10,000 or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 15th day of August, 2016.

ATTEST:

**BOARD OF SUPERVISORS OF
THE PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

Bob Nanni
Secretary

Cheryl Hudson
Chairman

5B.

RESOLUTION 2016-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINEY-Z COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Piney-Z Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2016-2017 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2016-2017; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of Leon County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Piney-Z Community Development District (the “Assessment Roll”), attached to this Resolution as Exhibit “B” and incorporated herein as a material part of this Resolution by this reference, and to certify the Assessment Roll to the Leon County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the Leon County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Leon County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit “A.”

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit “A.”

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Leon County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method as indicated on Exhibit “A.”

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified to the Leon County Tax Collector and the assessments shall be collected by Leon County Tax Collector in the same manner and time as Leon County taxes. The proceeds therefrom shall be paid to the Piney-Z Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the Leon County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with

any such updates, for such time as authorized by Florida law, to the Leon County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Piney-Z Community Development District.

PASSED AND ADOPTED this 15th day of August, 2016.

ATTEST:

**BOARD OF SUPERVISORS OF THE
PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

Bob Nanni
Secretary

Cheryl Hudson
Chairman

Sixth Order of Business

MEMORANDUM



TO: Board of Supervisors
FROM: Tiziana Cessna, District Accountant
CC: Bob Nanni, District Manager / Stephen Bloom, Assistant Treasurer
DATE: August 2, 2016
SUBJECT: July Financial Report

Please find attached the July 2016 financial report. During your review, please keep in mind that the goals for revenues are to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. As of July the revenue has a favorable variance due to the allocation of the settlement for FY 2016. Expenditures are at 79% of the YTD prorated budget. Should you have any questions or require additional information, please do not hesitate to contact me at Tiziana.Cessna@STServices.com.

General Fund

Total Revenues for the General Fund were at a favorable variance of 111% of the prorated YTD budget, due to the settlement portion for 2016.

- The YTD Non-Ad Valorem assessments collections are at 100%.
- Settlement - FY2016 portion of the O&M maintenance settlement with Piney-Z Land LLC.
- Other Miscellaneous Revenue includes a refund of Insurance premium from 13-14 and 14-15.

Total Expenditures through July were at a favorable 79% of the YTD prorated budget.

- Park and Recreation - General
 - ▶ Capital Outlay - The District purchased and installed a 5 ton A/C system and heat pump system.
- Swimming Pool
 - ▶ Communication Teleph - Field - purchase of a Tracfone.
 - ▶ Misc-Contingency represents an installation of a magnetic door lock at the rear gate to the pool and swimsuits for lifeguards.
 - ▶ Capital Outlay - The District purchased tables and umbrellas for the pool, signs and various items for the lift chair.
- Fitness Center
 - ▶ R&M-Equipment - Includes a replacement of the treadmill motor.
 - ▶ Capital Outlay - The District purchased a new Aerobic Lateral Trainer fitness machine and a defibrillator.
- Park & Grounds
 - ▶ Payroll - Maintenance and Administrative - District employee worked more in park & grounds department compared to budget allocation. Overall the administrative and maintenance payroll are not over budget.

PINEY-Z
Community Development District

Financial Report

July 31, 2016

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 - 4
Debt Service Funds	5 - 6
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Schedule	7
Cash and Investment Report	8
Bank Reconciliations	9
Check Register	10 - 11

Piney-Z
Community Development District

Financial Statements

(Unaudited)

July 31, 2016

Balance Sheet

July 31, 2016

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 40,577	\$ -	\$ -	\$ 40,577
Cash On Hand/Petty Cash	205	-	-	205
Due From Other Funds	2,259	-	-	2,259
Investments:				
Money Market Account	310,888	-	-	310,888
Prepayment Account	-	3,000	1	3,001
Redemption Fund	-	646	-	646
Reserve Fund	-	12,750	-	12,750
Revenue Fund	-	57,165	127,617	184,782
Prepaid Items	226	-	-	226
TOTAL ASSETS	\$ 354,155	\$ 73,561	\$ 127,618	\$ 555,334
<u>LIABILITIES</u>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	5,470	-	-	5,470
Unearned Revenue	50,885	-	-	50,885
Due To Other Funds	-	2,259	-	2,259
TOTAL LIABILITIES	56,355	2,259	-	58,614
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	226	-	-	226
Restricted for:				
Debt Service	-	71,302	127,618	198,920
Assigned to:				
Reserves - CDD Amenity	66,156	-	-	66,156
Reserves - Other	50,885	-	-	50,885
Unassigned:	180,533	-	-	180,533
TOTAL FUND BALANCES	\$ 297,800	\$ 71,302	\$ 127,618	\$ 496,720
TOTAL LIABILITIES & FUND BALANCES	\$ 354,155	\$ 73,561	\$ 127,618	\$ 555,334

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 400	\$ 334	\$ 965	\$ 631
Special Assmnts- Tax Collector	394,707	394,707	394,706	(1)
Special Assmnts- Discounts	(15,788)	(15,788)	(14,723)	1,065
Settlements	-	-	33,925	33,925
Other Miscellaneous Revenues	-	-	4,095	4,095
Access Cards	-	-	1,241	1,241
Pavilion Rental	800	650	240	(410)
Lodge Rental	10,000	8,500	8,775	275
Pool Rental	-	-	160	160
TOTAL REVENUES	390,119	388,403	429,384	40,981
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	22,000	18,000	14,200	3,800
FICA Taxes	1,683	1,377	1,086	291
ProfServ-Engineering	500	420	-	420
ProfServ-Legal Services	30,000	25,000	20,000	5,000
ProfServ-Mgmt Consulting Serv	54,275	45,230	45,229	1
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	3,150	3,150	-
Communication - Telephone	100	80	-	80
Postage and Freight	1,500	1,250	348	902
Insurance - General Liability	10,534	10,534	9,851	683
Printing and Binding	2,500	2,080	1,077	1,003
Legal Advertising	1,500	1,228	561	667
Miscellaneous Services	500	420	223	197
Misc-Assessmnt Collection Cost	11,841	11,841	11,399	442
Misc-Contingency	500	420	-	420
Office Supplies	730	609	77	532
Annual District Filing Fee	175	175	175	-
Total Administration	146,125	126,451	112,013	14,438
<u>Field</u>				
Contr-Landscape-Amenities Area	12,000	10,000	7,215	2,785
R&M-Trees and Trimming	3,000	2,500	585	1,915
Misc-Contingency	3,500	2,916	262	2,654
Total Field	18,500	15,416	8,062	7,354

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>				
Payroll-Maintenance	10,934	9,111	5,607	3,504
Payroll-Administrative	48,960	40,800	41,228	(428)
FICA Taxes	4,582	3,818	3,583	235
Workers' Compensation	5,421	5,421	2,616	2,805
Contracts-Janitorial Services	6,760	5,630	2,500	3,130
Contracts-Security Services	6,596	6,014	3,557	2,457
Communication - Teleph - Field	100	83	-	83
Postage and Freight	1,300	1,080	-	1,080
Utility - General	14,000	11,670	12,241	(571)
Utility - Other	2,400	2,000	1,988	12
Electricity - Streetlighting	1,350	1,125	1,070	55
Utility - Irrigation	1,150	960	1,600	(640)
Utility - Refuse Removal	1,430	1,190	1,139	51
R&M-General	9,000	7,500	2,664	4,836
R&M-Pest Control	998	998	713	285
Misc-Training	1,500	1,250	887	363
Misc-Contingency	1,500	1,250	49	1,201
Misc-Information Technology	1,140	950	167	783
Office Supplies	3,600	3,000	1,067	1,933
Subscriptions and Memberships	750	750	750	-
Capital Outlay	20,000	16,670	5,869	10,801
Total Parks and Recreation - General	143,471	121,270	89,295	31,975
<u>Swimming Pool</u>				
Payroll-Salaries	24,163	19,332	11,196	8,136
Payroll-Maintenance	6,833	5,694	3,467	2,227
Payroll-Administrative	9,180	7,650	6,248	1,402
FICA Taxes	3,073	2,500	1,600	900
ProfServ-Pool Maintenance	6,000	5,000	5,000	-
Communication - Teleph - Field	100	84	147	(63)
R&M-General	1,750	1,460	1,009	451
R&M-Pools	8,100	6,750	1,982	4,768
Misc-Licenses & Permits	250	250	275	(25)
Misc-Contingency	1,500	1,250	1,440	(190)
Op Supplies - Pool Chemicals	5,000	4,170	1,053	3,117
Capital Outlay	3,500	2,920	4,273	(1,353)
Total Swimming Pool	69,449	57,060	37,690	19,370

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Fitness Center</u>				
Payroll-Maintenance	2,734	2,279	1,659	620
Payroll-Administrative	1,530	1,275	930	345
FICA Taxes	326	270	198	72
R&M-General	2,000	1,670	507	1,163
R&M-Equipment	1,955	1,630	2,624	(994)
Misc-Contingency	1,200	1,000	-	1,000
Capital Outlay	5,500	4,580	4,993	(413)
Total Fitness Center	15,245	12,704	10,911	1,793
<u>Park & Grounds</u>				
Payroll-Maintenance	6,833	5,694	12,488	(6,794)
Payroll-Administrative	1,530	1,275	1,440	(165)
FICA Taxes	640	533	1,065	(532)
R&M-General	1,750	1,460	538	922
Misc-Contingency	3,500	2,920	2,087	833
Capital Outlay	7,000	5,830	279	5,551
Total Park & Grounds	21,253	17,712	17,897	(185)
<u>Reserves</u>				
Reserve - CDD Amenity	10,000	-	-	-
Total Reserves	10,000	-	-	-
TOTAL EXPENDITURES & RESERVES	424,043	350,613	275,868	74,745
Excess (deficiency) of revenues				
Over (under) expenditures	(33,924)	37,790	153,516	115,726
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(33,924)	-	-	-
TOTAL FINANCING SOURCES (USES)	(33,924)	-	-	-
Net change in fund balance	\$ (33,924)	\$ 37,790	\$ 153,516	\$ 115,726
FUND BALANCE, BEGINNING (OCT 1, 2015)	144,284	144,284	144,284	
FUND BALANCE, ENDING	\$ 110,360	\$ 182,074	\$ 297,800	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 40	\$ 75	\$ 35
Special Assmnts- Tax Collector	56,000	56,000	55,903	(97)
Special Assmnts- Discounts	(2,240)	(2,240)	(2,085)	155
TOTAL REVENUES	53,810	53,800	53,893	93
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	3,502	3,502	3,098	404
Misc-Assessmnt Collection Cost	1,680	1,680	1,615	65
Total Administration	5,182	5,182	4,713	469
<u>Debt Service</u>				
Principal Debt Retirement	60,000	60,000	60,000	-
Interest Expense	12,750	12,750	12,750	-
Total Debt Service	72,750	72,750	72,750	-
TOTAL EXPENDITURES	77,932	77,932	77,463	469
Excess (deficiency) of revenues Over (under) expenditures	(24,122)	(24,132)	(23,570)	562
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(24,122)	-	-	-
TOTAL FINANCING SOURCES (USES)	(24,122)	-	-	-
Net change in fund balance	\$ (24,122)	\$ (24,132)	\$ (23,570)	\$ 562
FUND BALANCE, BEGINNING (OCT 1, 2015)	94,872	94,872	94,872	
FUND BALANCE, ENDING	\$ 70,750	\$ 70,740	\$ 71,302	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 40	\$ 152	\$ 112
Special Assmnts- Tax Collector	214,130	214,130	214,130	-
Special Assmnts- Discounts	(8,565)	(8,565)	(7,987)	578
TOTAL REVENUES	205,615	205,605	206,295	690
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Trustee Fees	4,903	4,903	4,337	566
Misc-Assessmnt Collection Cost	6,424	6,424	6,184	240
Total Administration	12,327	12,327	11,521	806
<u>Debt Service</u>				
Principal Debt Retirement	180,000	180,000	180,000	-
Interest Expense	30,388	30,388	30,388	-
Total Debt Service	210,388	210,388	210,388	-
TOTAL EXPENDITURES	222,715	222,715	221,909	806
Excess (deficiency) of revenues Over (under) expenditures	(17,100)	(17,110)	(15,614)	1,496
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(17,100)	-	-	-
TOTAL FINANCING SOURCES (USES)	(17,100)	-	-	-
Net change in fund balance	\$ (17,100)	\$ (17,110)	\$ (15,614)	\$ 1,496
FUND BALANCE, BEGINNING (OCT 1, 2015)	143,232	143,232	143,232	
FUND BALANCE, ENDING	\$ 126,132	\$ 126,122	\$ 127,618	

PINEY-Z
Community Development District

Supporting Schedules

July 31, 2016

Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2016

					Allocation by Fund		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount	General Fund	Series 2002 Debt Service Fund	Series 2008 Debt Service Fund
ASSESSMENTS LEVIED FY2016				\$ 664,739	\$ 394,706	\$ 55,903	\$ 214,130
Allocation %				100%	59%	8%	32%
10/23/15	\$ 3,307	\$ 179	\$ 102	\$ 3,589	\$ 2,131	\$ 302	\$ 1,156
11/13/15	1,787	97	55	1,939	1,152	163	625
11/24/15	61,150	3,318	1,891	66,359	39,402	5,581	21,376
12/10/15	468,698	20,133	14,496	503,326	298,863	42,329	162,135
12/21/15	31,140	1,338	963	33,441	19,857	2,812	10,772
01/14/16	13,226	422	409	14,057	8,347	1,182	4,528
02/10/16	9,102	191	282	9,575	5,685	805	3,084
03/14/16	10,787	112	334	11,233	6,670	945	3,618
04/11/16	11,578	-	358	11,936	7,087	1,004	3,845
05/18/16	4,725	-	146	4,871	2,892	410	1,569
06/10/16	1,714	-	53	1,767	1,049	149	569
06/16/16	3,532	(995)	109	2,646	1,571	223	852
TOTAL	\$ 620,745	\$ 24,796	\$ 19,198	\$ 664,739	\$ 394,706	\$ 55,903	\$ 214,130
% COLLECTED				100%	100%	100%	100%

Cash and Investment Report

July 31, 2016

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Operating Checking Account	BB&T	Business checking	0.00%	\$40,577
Petty Cash	Petty Cash	Cash	0.00%	\$205
Public Funds Money Market Account	Stonegate Bank	Money Market Account	0.40%	\$310,888
			Subtotal	<u>\$351,670</u>
DEBT SERVICE FUNDS				
Series 2002 Prepayment account	US Bank	Government Obligation Fund	0.00%	\$3,000
Series 2002 Redemption Account	US Bank	Government Obligation Fund	0.00%	\$646
Series 2002 Reserve Account (1)	US Bank	US Bank Money Market	0.10%	\$12,750
Series 2002 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$57,165
Series 2008 Prepayment account	US Bank	Government Obligation Fund	0.00%	\$1
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$127,617
			Subtotal	<u>\$201,179</u>
			Total	<u><u>\$552,849</u></u>

Note (1) Reserve requirement is 5% of the remaining bond balance is valued on last business day of the bond year at 5/31/15 - (\$255,000).

Piney-Z CDD

Bank Reconciliation

Bank Account No. 2471 BB&T - GF
Statement No. 2016-07
Statement Date 7/31/2016

G/L Balance (LCY)	40,576.99	Statement Balance	51,060.87
G/L Balance	40,576.99	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	51,060.87
Subtotal	40,576.99	Outstanding Checks	10,483.88
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	40,576.99	Ending Balance	40,576.99
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/27/2016	Payment	56431	FITNESS PRO	200.00	0.00	200.00
6/30/2016	Payment	56470	RICK EVANS	41.39	0.00	41.39
7/15/2016	Payment	56483	ALAN COX AQUATICS, INC.	500.00	0.00	500.00
7/22/2016	Payment	56493	CHERYL M. HUDSON	174.07	0.00	174.07
7/28/2016	Payment	56495	CASEY S. HOOVER	27.48	0.00	27.48
7/28/2016	Payment	56495	CASEY S. HOOVER	0.00	0.00	0.00
7/29/2016	Payment	56496	BERGER, TOOMBS, ELAM, & FRANK	3,150.00	0.00	3,150.00
7/29/2016	Payment	56497	COMCAST	200.20	0.00	200.20
7/29/2016	Payment	56498	FITNESS PRO	237.80	0.00	237.80
7/29/2016	Payment	56499	MARPAN SUPPLY CO., INC.	26.00	0.00	26.00
7/29/2016	Payment	56500	QUALITY FLOOR CLEANING, LLC	400.00	0.00	400.00
7/29/2016	Payment	56501	RICK EVANS	178.45	0.00	178.45
7/29/2016	Payment	56502	S & R LANDSCAPING, LLC	780.00	0.00	780.00
7/29/2016	Payment	56503	SEVERN TRENT ENVIRONMENTAL SERVIC	4,568.49	0.00	4,568.49
Total Outstanding Checks.....				10,483.88		10,483.88

Piney-Z

Payment Register by Bank Account

For the Period from 7/1/16 to 7/31/16

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Amount Paid
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110 East Broward Boulevard - (Acct# xxxxx2471)

Check	56474	07/07/16	Vendor	CITY OF TALLAHASSEE		***Voided Voided***	Utility - Irrigation	001-543014-57201	\$0.00
Check	56475	07/07/16	Vendor	PETTY CASH		***Voided Voided***	Utility - General	001-543001-57201	\$0.00
Check	56476	07/07/16	Vendor	S & R LANDSCAPING, LLC		***Voided Voided***	Utility - Refuse Removal	001-543020-57201	\$0.00
Check	56477	07/07/16	Vendor	SONITROL		***Voided Voided***	Cash On Hand/Petty Cash	102000	\$0.00
Check	56478	07/07/16	Vendor	CITY OF TALLAHASSEE	062916	Utilities 5/27/16-6/26/16	Utility - Irrigation	001-543014-57201	\$144.99
Check	56478	07/07/16	Vendor	CITY OF TALLAHASSEE	062916	Utilities 5/27/16-6/26/16	Utility - General	001-543001-57201	\$1,393.23
Check	56478	07/07/16	Vendor	CITY OF TALLAHASSEE	062916	Utilities 5/27/16-6/26/16	Utility - Refuse Removal	001-543020-57201	\$86.58
Check	56479	07/07/16	Vendor	PETTY CASH	063016	Trash Cans; Staples; Gas for equipment	Cash On Hand/Petty Cash	102000	\$57.31
Check	56480	07/07/16	Vendor	S & R LANDSCAPING, LLC	063016	Lawn Maintenance 6/3, 6/10, 6/16, 6/23, 6/30	Contr-Landscape-Amenities Area	001-534053-53901	\$975.00
Check	56481	07/07/16	Vendor	SONITROL	275008	Qtrly Maintenance & Monitoring 7/1/16 - 9/30/16	Contracts-Security Services	001-534037-57201	\$775.65
Check	56482	07/07/16	Vendor	PINEY - Z CDD C/O US BANK NATIONAL ASSOC	070116	Transfer Assessment Collections 2015-16	Due From Other Funds	131000	\$2,211.80
Check	56483	07/15/16	Vendor	ALAN COX AQUATICS, INC.	071116	Pool Management July 2016	ProfServ-Pool Maintenance	001-531034-57205	\$500.00
Check	56484	07/15/16	Vendor	FITNESS PRO	8781	Preventive Maintenance May 2015	R&M-Equipment	001-546022-57201	\$100.00
Check	56484	07/15/16	Vendor	FITNESS PRO	10163	Service Call December 2015	R&M-Equipment	001-546022-57201	\$110.00
Check	56485	07/15/16	Vendor	PICKINWEE CORP	11801/1	Showersaver	R&M-General	001-546001-57205	\$12.99
Check	56485	07/15/16	Vendor	PICKINWEE CORP	11826/1	Washer SJ	R&M-General	001-546001-57201	\$1.49
Check	56485	07/15/16	Vendor	PICKINWEE CORP	11750/1	HASP SWVL STPL	R&M-General	001-546001-57205	\$17.98
Check	56486	07/15/16	Vendor	TALLAHASSEE DEMOCRAT	0001097075	NOTICE OF MEETING ADVERTISING	Legal Advertising	001-548002-51301	\$236.79
Check	56487	07/19/16	Vendor	CITY OF TALLAHASSEE	071216	Utilities 6/11/16-7/12/16	Electricity - Streelighting	001-543013-57201	\$106.80
Check	56488	07/19/16	Vendor	FEDEX	5-477-42224	Service thru 7/12/16	Postage and Freight	001-541006-51301	\$9.88
Check	56489	07/19/16	Vendor	FITNESS PRO	11739	Preventive Maintenance June 2016	R&M-Equipment	001-546022-57201	\$100.00
Check	56489	07/19/16	Vendor	FITNESS PRO	11708	Preventive Maintenance July 2016	R&M-Equipment	001-546022-57201	\$100.00
Check	56490	07/19/16	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-113717	General Legal 6/16/16-6/29/16	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	56491	07/22/16	Employee	RICHARD A. KESSLER, JR.	PAYROLL	July 22, 2016 Payroll Posting	Payroll Expense	N/A	\$369.40
Check	56492	07/22/16	Employee	MICHAEL D. LEE	PAYROLL	July 22, 2016 Payroll Posting	Payroll Expense	N/A	\$369.40
Check	56493	07/22/16	Employee	CHERYL M. HUDSON	PAYROLL	July 22, 2016 Payroll Posting	Payroll Expense	N/A	\$174.07
Check	56494	07/22/16	Employee	JOSEPH W. DIDIER	PAYROLL	July 22, 2016 Payroll Posting	Payroll Expense	N/A	\$365.02
Check	56495	07/28/16	Employee	CASEY S. HOOVER	PAYROLL	July 28, 2016 Payroll Posting	Payroll Expense	N/A	\$27.48
Check	56496	07/29/16	Vendor	BERGER, TOOMBS, ELAM, & FRANK	02102923	Audit Services FY End 2014/2015	Auditing Services	001-532002-51301	\$3,150.00
Check	56497	07/29/16	Vendor	COMCAST	5015 071416	CABLE SERVICE 7/25/16-8/24/16	Prepaid Items	001-155000-57201	\$200.20
Check	56498	07/29/16	Vendor	FITNESS PRO	11816	2 EXERCISE MATS; GYM WIPES	Capital Outlay	001-564043-57214	\$118.00
Check	56498	07/29/16	Vendor	FITNESS PRO	11816	2 EXERCISE MATS; GYM WIPES	R&M-General	001-546001-57214	\$119.80
Check	56499	07/29/16	Vendor	MARPAN SUPPLY CO., INC.	1403514	Container Rental 8/1/16	Prepaid Items	001-155000-57201	\$26.00
Check	56500	07/29/16	Vendor	QUALITY FLOOR CLEANING, LLC	5862	LODGE CLEANING 6/3/16-6/27-16	Contracts-Janitorial Services	001-534026-57201	\$400.00
Check	56501	07/29/16	Vendor	RICK EVANS	072116	MILEAGE REIMBURSEMENT-CPO TRAINING	Misc-Training	001-549059-57201	\$178.45

Piney-Z

Payment Register by Bank Account

For the Period from 7/1/16 to 7/31/16

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Amount Paid
Check	56502	07/29/16	Vendor	S & R LANDSCAPING, LLC	072716	LAWN MAINTENANCE 7/7, 7/15, 7/21, 7/27	Contr-Landscape-Amenities Area	001-534053-53901	\$780.00
Check	56503	07/29/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	2085282	MANAGEMENT FEES JULY 2016	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,522.92
Check	56503	07/29/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	2085282	MANAGEMENT FEES JULY 2016	Postage and Freight	001-541006-51301	\$22.32
Check	56503	07/29/16	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	2085282	MANAGEMENT FEES JULY 2016	Printing and Binding	001-547001-51301	\$23.25
ACH	DD000213	07/13/16	Employee	LUKE J. LILES	PAYROLL	July 13, 2016 Payroll Posting	Payroll Expense	N/A	\$95.58
ACH	DD000214	07/13/16	Employee	BENJAMIN V. KILGORE	PAYROLL	July 13, 2016 Payroll Posting	Payroll Expense	N/A	\$66.50
ACH	DD000215	07/13/16	Employee	JOSHUA M. LILES	PAYROLL	July 13, 2016 Payroll Posting	Payroll Expense	N/A	\$41.56
ACH	DD000216	07/13/16	Employee	BRETT A. NIETO	PAYROLL	July 13, 2016 Payroll Posting	Payroll Expense	N/A	\$253.98
ACH	DD000217	07/13/16	Employee	BAILEY A. SMITH	PAYROLL	July 13, 2016 Payroll Posting	Payroll Expense	N/A	\$287.34
ACH	DD000218	07/13/16	Employee	MELINDA J. PARKER	PAYROLL	July 13, 2016 Payroll Posting	Payroll Expense	N/A	\$1,897.30
ACH	DD000219	07/13/16	Employee	QUINTUS S. LAMAR	PAYROLL	July 13, 2016 Payroll Posting	Payroll Expense	N/A	\$405.00
ACH	DD000220	07/13/16	Employee	RICKY SEVANS	PAYROLL	July 13, 2016 Payroll Posting	Payroll Expense	N/A	\$1,312.32
ACH	DD000221	07/13/16	Employee	JULIET A. LILES	PAYROLL	July 13, 2016 Payroll Posting	Payroll Expense	N/A	\$45.14
ACH	DD000222	07/13/16	Employee	EMMA K. FRANCIS	PAYROLL	July 13, 2016 Payroll Posting	Payroll Expense	N/A	\$567.60
ACH	DD000223	07/22/16	Employee	DELORES A. PINCUS	PAYROLL	July 22, 2016 Payroll Posting	Payroll Expense	N/A	\$184.70
ACH	DD000224	07/27/16	Employee	LUKE J. LILES	PAYROLL	July 27, 2016 Payroll Posting	Payroll Expense	N/A	\$324.39
ACH	DD000225	07/27/16	Employee	EMMA K. FRANCIS	PAYROLL	July 27, 2016 Payroll Posting	Payroll Expense	N/A	\$553.67
ACH	DD000226	07/27/16	Employee	JOSHUA M. LILES	PAYROLL	July 27, 2016 Payroll Posting	Payroll Expense	N/A	\$248.43
ACH	DD000227	07/27/16	Employee	BRETT A. NIETO	PAYROLL	July 27, 2016 Payroll Posting	Payroll Expense	N/A	\$182.85
ACH	DD000228	07/27/16	Employee	BAILEY A. SMITH	PAYROLL	July 27, 2016 Payroll Posting	Payroll Expense	N/A	\$178.69
ACH	DD000229	07/27/16	Employee	MELINDA J. PARKER	PAYROLL	July 27, 2016 Payroll Posting	Payroll Expense	N/A	\$1,917.51
ACH	DD000230	07/27/16	Employee	QUINTUS S. LAMAR	PAYROLL	July 27, 2016 Payroll Posting	Payroll Expense	N/A	\$273.61
ACH	DD000231	07/27/16	Employee	RICKY SEVANS	PAYROLL	July 27, 2016 Payroll Posting	Payroll Expense	N/A	\$1,274.04
ACH	DD000232	07/27/16	Employee	JULIET A. LILES	PAYROLL	July 27, 2016 Payroll Posting	Payroll Expense	N/A	\$121.67
Account Total									\$30,018.68

Total Amount Paid	\$30,018.68
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund - 001	27,806.88
Series 2002 Debt Service Fund - 202	2,211.80
Total	30,018.68

Seventh Order of Business

7A.

Piney-Z Community Development District
Property Manager's Report
August 4, 2016
(for meeting of August 15, 2016)

LODGE/GARAGE

- repaired/prepped and painted wood rot on door into garage, front face of the house/staff/\$30.12
- re-mounted hose reels on north and south sides of house
- repaired toe stop on men's bathroom door
- measured for blinds, etc.
- replaced front porch incandescent bulbs with LED bulbs. Fashioned a photo cell blind to stop the lights from falsely activating one another. /staff/\$19.94
- replaced four foot fixture over kitchen sink due to bad ballast/staff/\$22.92
- replaced tape on switch covers with plate plugs; replaced another plate which was cracked/\$1.99

FITNESS CENTER

- ordered new exercise mats, to replace one which is ripped, and one which does not belong to us/\$118

PAVILION

- bids being taken to clean gutters and soft wash roof

POOL

- actuator installed on lift chair/staff
- advised Alan to address calcium hardness in pool
- trimmed jasmine at pool
- trimmed branches in pump area
- sprayed weeds in pool and pump areas -- twice
- priced pump covers; met with vendors
- filled chlorinator, again
- pumped 3 inches out of pool due to heavy rain on August 3
- replaced broken nozzle on pool hose/\$3.99

- I was advised on July 28 that the pool schedule required revision due to the fact that classes begin August 15 rather than August 22. The change was posted on-line and outside the office door; also posted in sign-in book at pool. An email blast is scheduled to be sent out on Monday, August 8, 2016.

PLAYGROUND

- bids being taken to re-mulch playground and paths to it

PARKS AND GROUNDS

- sprayed walks and lots for weeds
- awaiting completion of drawing of steps replacement in rear of lodge; permit required by city
- cleaned all the grills
- began repairing tree lights in front yard

GENERAL

- preparing tentative FY 2016 spending plan to end of year
- still awaiting final security upgrade proposals
- In anticipation of requests during the political season I have been advised in advance by district management that I am to deny any request which may be received for our fob registry. Because we have no ability to redact from it the names of anyone associated with/working in the justice system (police, judges, etc.) it may **not** be used for purposes beyond which it was originally developed.

ATTACHMENTS

R&M log summary
 Pool closure log
 Pool schedule, revised
 Pool sign-in log
 Pool sign-ins by time log

• ITEMS TO CONSIDER FOR NEXT REVISION OF AMENITIES RULES

nominal fee for renter fob – too many leave too quickly
 showering/shampooing on pool deck

board authority to consider/approve "extraordinary" rental request
damage deposit requirement/may inhibit state agency rental

- **ISSUES TO REVIEW RELATING TO ADULT SWIM**

friends vs. acquaintances/how many are too many?

how early is too early?

**SUMMARY OF CAPITAL/R&M ITEMS OUTSTANDING
@ 8-4-2016 FOR 8-15-2016 Meeting**

LODGE

- 6-2016/Main floor support column requires repair
- 8-2015/Address fire sprinkler system issues regarding lack of audible tone and possible replacement of pressure gauge/
AWAITING ADDITIONAL BID(S)
- 8-2015/Update second floor bathroom/ **WORK IN PROCESS**
- 5-2015/Update sink in kitchen/**FY 2017 BUDGET**
- 4-2015/Refresh furniture, blinds, valances/**IN PROCESS OF SELLING FURNITURE**

FITNESS CENTER

PAVILION

- 6-2015/Women's floor drain clogged
- 4-2015/Address cracks in floor/**IN PROCESS**
- 3-2015/Pavilion fans should be replaced/est. less than \$2,000/**FY 2017 BUDGET**

POOL

- 1-2016/Consider moving cameras off city light pole/ **NOT UNTIL PROBLEM**
- 9-2015/Address asphalt seal coating/**FY 2017 BUDGET RESERVE**
- 4-2015/Need to level pavers at picnic tables
- 4-2015/Replace tile and marcite at some point/**FY 2017 BUDGET RESERVE**

PLAYGROUND

- 1-2016/Replace blue slide/**WILL ORDER AFTER VISA NEXT PAID**
- Repairs suggested in FL League of Cities property inspection report
- Leveling and filling, if required, of ADA mulch/**BIDS BEING TAKEN**
- 9-2015/Corral for dumpster and re-cycle

- 9-2015/Asphalt main lot, front and rear/**FY 2017 BUDGET RESERVE**
- 5-2015/Consider replacing picnic tables: **FY 2017 BUDGET**
- 4-2015/Address cracks in retaining wall
- 11-2010/Replace stairs beside retaining wall/**AWAITING DRAWING TO SUBMIT TO CITY**

GENERAL

- 11-2015/Update site-wide surveillance/access control system/ **IN PROCESS**
- 11-2015/Upgrade signage site-wide/consistent color and theme/ **IN PROCESS**
- 8-2015/Map property vis a vis irrigation, electrical, HVAC, water, emergency shut offs, backflow locations, fire line, electric panels, etc.)/ **NEARING COMPLETION**

Piney-Z Community Development District

Pool Closures/2016 Season

Tuesday	May 31	Three closures, totaling 151 minutes, between 3:06PM and 6:30PM
Sunday	June 5	One closure, totaling 58 minutes, between 10:20AM and 11:18AM
Monday	June 6	CLOSED ALL DAY/TROPICAL STORM COLIN
Saturday	June 11	Two closures, totaling 365 minutes, between 1:35PM and 8:10 PM
Sunday	June 12	One closure, totaling 90 minutes, between 5:30PM and 7:00PM
Monday	June 13	Two closures, totaling 85 minutes, between 5:05PM and 8:30PM
Wednesday	June 15	Three closures, totaling 275 minutes, between 10:30AM and 4:35PM
Thursday	June 16	Two closures, totaling 245 minutes, between 12:40PM and 5:00 PM
Friday	June 17	One closure, totaling 130 minutes, between 1:40PM and 3:50PM
Saturday	June 18	One closure, totaling 85 minutes, between 7:05PM and 8:30PM
Sunday	June 26	One closure, totaling 336 minutes, between 2:54PM and 8:30PM
Tuesday	June 28	One closure, totaling 250 minutes, between 4:20PM and 8:30PM
Wednesday	June 29	One closure, totaling 210 minutes, between 1:30PM and 5:00PM
Thursday	June 30	One closure, totaling 200 minutes, between 10:20AM and 1:40PM
Friday	July 1	Two closures, totaling 115 minutes, between 1:50PM and 5:45PM
Sunday	July 3	One closure, totaling 177 minutes, between 4:18PM and 7:15PM
Monday	July 4	One closure, totaling 30 minutes, between 3:20PM and 3:50PM
Tuesday	July 5	One closure, totaling 95 minutes, between 1:40PM and 3:15PM
Wednesday	July 6	One closure, totaling 210 minutes, between 3:35PM and 7:05PM
Friday	July 8	CLOSED ALL DAY/TO ADDRESS CYANURIC ACID LEVEL
Sunday	July 10	One closure, totaling 290 minutes, between 2:10PM and 7:00PM
Monday	July 11	One closure, totaling 170 minutes, between 3:10PM and 6:00PM
Tuesday	July 12	One closure, totaling 85 minutes, between 5:15PM and 6:40PM
Thursday	July 14	One closure, totaling 165 minutes, between 5:30PM and 8:15PM
Friday	July 15	One closure, totaling 265 minutes, between 2:00PM and 6:25PM
Saturday	July 16	Two closures, totaling 308 minutes, between 12:15PM and 6:38PM
Sunday	July 17	One closure, totaling 185 minutes, between 1:55PM and 5:00PM
Monday	July 18	One closure, totaling 305 minutes, between 12:55PM and 6:00PM
Thursday	July 21	One closure, totaling 293 minutes, between 12:37PM and 5:30PM
Friday	July 22	One closure, totaling 70 minutes, between 5:50PM and 7:00PM
Sunday	July 24	One closure, totaling 30 minutes, between 5:20PM and 5:50PM
Tuesday	July 26	One closure, totaling 43 minutes, between 12:07PM and 12:50 PM
Thursday	July 28	One closure, totaling 70 minutes, between 5:30PM and 6:40PM
Friday	July 29	Two closures, totaling 77 minutes, between 3:50PM and 5:50PM
Saturday	July 30	One closure, totaling 150 minutes, between 2:30PM and 5:00PM
Sunday	July 31	One closure, totaling 160 minutes, between 4:05PM and 6:45PM
Monday	August 1	One closure, totaling 300 minutes, between 11:00AM and 4:00PM

TO DATE: 47 closures including two full days, 101 hours and 13 minutes

**PINEY-Z COMMUNITY DEVELOPMENT
DISTRICT
TALLAHASSEE, FLORIDA**

2016 Pool Schedule

April 23 (Saturday) through May 29 (Sunday)

Weekends Only

10:00 am until 8:30 pm

April 23 and 24

April 30 and May 1

May 7 and 8

May 14 and 15

May 21 and 22

May 28 and 29

May 30 (Memorial Day Monday) through August 21 (Sunday)

10:00 am until 8:30 pm

August 15 (Monday) through September 30 (Friday)

Monday through Friday – 5:00 pm until 8:00 pm

Weekends – 10:00 am until 8:30 pm

October 1 through October 9 (weekends only)

10:00 am until 8:30 pm

October 1 and 2

October 8 and 9

POOL CLOSES FOR THE SEASON, OCTOBER 9 at 8:30PM

Piney-Z Community Development District

Pool Sign-Ins/2016 Season

		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Saturday	April 23		5	29	0	34
Sunday	April 24		33	33	4	70
Saturday	April 30		15	34	35	84
Sunday	May 1		33	34	15	82
Saturday	May 7		11	7	18	36
Sunday	May 8		35	31	3	69
Saturday	May 14		31	22	12	65
Sunday	May 15		29	71	7	107
Saturday	May 21		11	12	4	27
Sunday	May 22		12	38	2	52
Saturday	May 28		24	42	21	87
Sunday	May 29		68	25	14	107
END OF WEEKENDS ONLY						
Monday	May 30		45	59	10	114
MEMORIAL DAY						
		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Tuesday	May 31	9	13	4	14	40*
Wednesday	June 1	7	23	16	0	46
Thursday	June 2	7	18	18	20	64
Friday	June 3	12	28	27	27	94
Saturday	June 4	0	30	40	30	100
Sunday	June 5	4	8	6	0	18*
Monday	June 6	POOL CLOSED/TROPICAL STORM COLIN				
Tuesday	June 7	9	14	13	17	53
Wednesday	June 8	6	21	37	11	75
Thursday	June 9	8	15	17	24	64
Friday	June 10	11	29	7	5	52
Saturday	June 11	1	19	7	6	33*
Sunday	June 12	0	48	34	3	85*
Monday	June 13	14	8	16	13	51*
Tuesday	June 14	9	28	43	13	93
Wednesday	June 15	9	8	0	8	25*

		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Thursday	June 16	11	5	16	0	32*
Friday	June 17	10	18	0	5	33*
Saturday	June 18	1	28	17	11	57*
Sunday	June 19	0	52	37	10	99
Monday	June 20	12	17	22	6	57
Tuesday	June 21	13	23	24	16	76
Wednesday	June 22	10	31	23	16	80
Thursday	June 23	11	11	23	23	68
Friday	June 24	9	17	17	25	68
Saturday	June 25	1	32	49	23	105
Sunday	June 26	1	21	12	0	34*
Monday	June 27	6	14	15	8	43
Tuesday	June 28	9	16	2	0	27*
Wednesday	June 29	9	7	6	7	29*
Thursday	June 30	6	6	0	18	30*
Friday	July 1	7	0	8	0	15*
Saturday	July 2	3	39	75	18	135
Sunday	July 3	0	34	13	0	47*
Monday	July 4	3	44	18	4	69*
4 TH OF JULY						
Tuesday	July 5	8	14	0	17	39*
Wednesday	July 6	8	13	8	6	35*
Thursday	July 7	11	13	11	21	56
Friday	July 8	POOL CLOSED/TO BALANCE CYANURIC ACID				
Saturday	July 9	10	30	36	34	110
Sunday	July 10	4	26	0	12	42*
Monday	July 11	9	13	3	0	25*
Tuesday	July 12	10	24	6	0	40*
Wednesday	July 13	9	20	7	12	48
Thursday	July 14	8	22	6	0	36*
Friday	July 15	10	0	0	5	15*
Saturday	July 16	8	20	9	0	37*
Sunday	July 17	2	21	0	17	40*
Monday	July 18	6	11	0	10	27*
Tuesday	July 19	9	9	4	22	22
Wednesday	July 20	10	11	7	20	48
Thursday	July 21	7	6	0	5	18*
Friday	July 22	10	7	16	0	33*
Saturday	July 23	2	18	17	9	46
Sunday	July 24	2	34	10	19	65*
Monday	July 25	9	15	3	13	40

		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Tuesday	July 26	14	11	10	0	35*
Wednesday	July 27	9	14	3	9	35
Thursday	July 28	11	6	10	5	32*
Friday	July 29	9	12	4	3	28*
Saturday	July 30	0	16	44	19	79*
Sunday	July 31	0	18	26	14	58*
Monday	August 1	8	10	0	4	22*
Tuesday	August 2	9	9	5	11	34
Wednesday	August 3	7	12	3	3	25
						4,101

*Closed a portion of the day due to weather

PRE 10:00AM POOL SIGN-INS*
2016 Pool Season

Wednesday	8-3-16	6:00 (1 in first hour, then 7:20)
Tuesday	8-2-16	6:00 (1 in first hour, then 8:00)
Monday	8-1-16	8:55
Sunday	7-31-16	NONE
Saturday	7-30-16	NONE
Friday	7-29-16	6:00 (1 in first hour, then 8:00)
Thursday	7-28-16	6:05 (1 in first hour, then 8:05)
Wednesday	7-27-16	6:05 (2 in first hour, then 8:15)
Tuesday	7-26-16	6:05 (1 in first hour, then 7:15)
Monday	7-25-16	6:10 (1 in first hour, then 7:45)
Sunday	7-24-16	9:10
Saturday	7-23-16	9:05
Friday	7-22-16	6:00 (1 in first hour, then 8:50)
Thursday	7-21-16	6:00 (1 in first hour, then 7:37)
Wednesday	7-20-16	6:00 (1 in first hour, then 7:00)
Tuesday	7-19-16	6:00 (1 in first hour, then 8:45)
Monday	7-18-16	6:00 (1 in first hour, then 8:00)
Sunday	7-17-16	9:15
Saturday	7-16-16	9:15
Friday	7-15-16	8:10
Thursday	7-14-16	6:48 (1 in first hour, then 7:23)
Wednesday	7-13-16	8:00
Tuesday	7-12-16	8:15
Monday	7-11-16	6:48 (1 in first hour, then 8:00)
Sunday	7-10-16	8:10
Saturday	7-9-16	9:15
Friday	7-8-16	CLOSED
Thursday	7-7-16	6:00 (1 in first hour, then 1 at 7:05)
Wednesday	7-6-16	6:00 (2 in first hour)
Tuesday	7-5-16	6:02 (2 in first hour)
Monday	7-4-16	8:20
Sunday	7-3-16	NONE
Saturday	7-2-16	9:00
Friday	7-1-16	6:04 (1 in first hour, then 8:30)
Thursday	6-30-16	6:00 (2 in first hour, then 8:50)

Wednesday	6-29-16	6:00 (1 in first hour, then 8:30)
Tuesday	6-28-16	8:45
Monday	6-27-16	8:50
Sunday	6-26-16	9:30
Saturday	6-25-16	9:05
Friday	6-24-16	8:20
Thursday	6-23-16	6:00 (1 in first hour, then 8:55)
Wednesday	6-22-16	6:20 (1 in first hour, then 8:53)
Tuesday	6-21-16	6:00 (1 in first hour, then 8:10)
Monday	6-20-16	6:04 (2 in first hour, then 9:04)
Sunday	6-19-16	10:05
Saturday	6-18-16	9:10
Friday	6-17-16	6:03 (1 in first hour, then 8:50)
Thursday	6-16-16	6:25 (2 in first hour, then 8:51)
Wednesday	6-15-16	7:04 (1 in second hour, then 8:05)
Tuesday	6-14-16	7:37 (1 in second hour, then 8:50)
Monday	6-13-16	9:00
Sunday	6-12-16	NONE
Saturday	6-11-16	9:40
Friday	6-10-16	8:48
Thursday	6-9-16	8:55
Wednesday	6-8-16	8:55
Tuesday	6-7-16	7:05 (1 in second hour, then 8:55)
Monday	6-6-16	CLOSED
Sunday	6-5-16	9:40
Saturday	6-4-16	NONE
Friday	6-3-16	8:50
Thursday	6-2-16	8:57
Wednesday	6-1-16	9:00
Tuesday	5-31-16	9:00

*Special tracking, 6-8AM

Eighth Order of Business

8A.

**Notice of Meetings
Piney-Z Community Development District**

As required by Chapter 189 Florida Statutes, notice is being given that the Board of Supervisors of the Piney-Z Community Development District will hold their workshops and meetings for Fiscal Year 2017 at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida, with workshops at 3:30 p.m. and regular meetings at 6:30 p.m. on the on the following dates:

**October 17, 2016
November 27, 2016 (4th Monday)
January 23, 2017 (4th Monday)
February 20, 2017 - Workshop at 3:30 p.m.
February 20, 2017 - Regular Meeting at 6:30 p.m.
March 20, 2017
April 24, 2017 - Workshop at 3:30 p.m. (4th Monday)
April 24, 2017 - Regular Meeting at 6:30 p.m. (4th Monday)
May 15, 2017
June 19, 2017
August 21, 2017 - Budget Public Hearing
September 18, 2017**

There may be occasions when one or more Supervisors will participate by telephone. Meetings may be continued to a date, time and place certain, which will be announced at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Severn Trent Services at (954) 753-5841. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of any hearing or meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be

The Piney-Z Homeowners Association will hold meetings at which two or more Supervisors of the Piney-Z Community Development District Board may be in attendance, at the Piney-Z Lodge, 950 Piney-Z Plantation Road, Tallahassee, FL at 6:30 p.m. on:

**August 9, 2016
October 11, 2016
December 13, 2016
February 14, 2017
April 11, 2017**

June 13, 2017
July 18, 2017 - Annual Meeting
August 8, 2017

Tenth Order of Business

10A.

Lodge Rentals

When the Event Moves Outside

As a matter of course we want you to feel comfortable, well taken care of and welcome while you are on the grounds of the CDD. Significant effort goes in to ensuring that the facility is clean, orderly and well outfitted so that you will enjoy your time here and choose to return often.

While the rental agreement you sign for the lodge requires that it be returned to the condition in which you found it, the fee you pay does **not** include compensation of staff to clean the grounds around the lodge. If your guests choose to move the party outside of the confines of the lodge, and the grounds become littered with cups, napkins, plates, cans, confetti and the like, you **will** be charged \$15 per quarter hour for our staff to clean the grounds. In lieu of our depositing the entirety of your damage deposit, which will result in a several days delay returning to you the balance you are due, we ask that you pay the extra charges *in cash*. Once that is done, your full damage deposit will be returned.

Most important, when you move your gathering outside you must be mindful of the fact that you are surrounded by residents trying to enjoy their homes, whether reading, watching television or sleeping. **PLEASE KEEP NOISE TO AN ABSOLUTE MINIMUM.**

10B.

HOA DATES REQUEST

@ August 4, 2016

- **Every 4th Monday, for appeals committee meeting**
*August 29, 2016 and November 7, 2016 are
not available due to elections in lodge*
- **Tuesday, September 13, 2016, for newcomers mixer**
- **Saturday, October 22, 2016, for family movie night**
- **Thursday, October 27, 2016, for bingo**
- **Saturday, December 3, 2016 OR December 10, 2016 for brunch
with Santa**